

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 7, 2015

8:00 P.M.

Room 206
Town Hall

PUBLIC HEARING

Continuation of Public Hearing regarding Coastal Site Plan Review #302-A, Land Filling & Regrading Application #352, David & Rhonda Sherwood, 245 Long Neck Point Road. Proposing to construct a pool, spa, patio, and pool cabana; install associated stormwater management; and to perform related site development activities within a regulated area. The subject property is located on the east side of Long Neck Point Road approximately 2,600 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #13-2 in the R-1 Zone.

Special Permit Application #289, Gold Coast Children's Center, 972 Boston Post Road. Request to establish a personal service business on the third floor of the existing building. The subject property is situated on the south side of Boston Post Road, approximately 150 feet west of its intersection with Center Street and is shown on Assessor's Map #72 as Lot #5, in the CBD Zone.

Coastal Site Plan Review #256-A, Flood Damage Prevention Application #287-A, Melissa B. Hubner, 9 Butler's Island Road. Proposing to repair and replace the existing septic system and to perform related site activities within regulated areas. The subject property is situated on the north side of Butler's Island Road, approximately 900 feet east of its intersection with Tokeneke Beach Drive and is shown on Assessor's Map #67 as Lot #69, in the R-1 Zone.

Land Filling & Regrading #358, Elk Homes Partners II LP, 15 Gardiner Street. Proposing to excavate and regrade to construct a new driveway adjacent to the south property line in association with the construction of a replacement residence, and perform related site development activities. The subject property is located on the west side of Gardiner Street approximately 100 feet north of its intersection of Concord Lane, and is shown on Assessor's Map #46 as Lot #38 in the R-1/3 Zone.

Land Filling, Excavation, & Regrading Application #359, Bryant & Meghan Shain, 7 Devon Road. Proposal to regrade the back yard, and create an associated five foot high retaining wall and perform related site activities. The subject property is situated on the north side of Devon Road, approximately 320 feet east of its intersection with Stanley Road and is shown on Assessor's Map #24 as Lot #84, in the R-1/3 Zone.

GENERAL MEETING

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Informal discussion regarding potential development of Phase II.

Mandatory Referral #2-2015, Knobel Hill, LLC, 40 Locust Hill Road.

Request for sanitary sewer extension along Locust Hill Road.

DEADLINE TO ISSUE REPORT: JULY 22, 2015.

Flood Damage Prevention Application #240-B, Thomas P. Mullaney, Trustee, 9 Contentment Island Road. Request for additions/alterations to the existing residence within a regulated area.

Deliberations and possible decisions on the following matters:

Business Site Plan #24-X/Special Permit, C2 Education, 25 Old King's Highway North (Goodwives Shopping Center). Proposal to establish C2 Education as a personal service use within Goodwives Shopping Center in a 2,458+/- square foot space formerly occupied by Learning Express.

Coastal Site Plan Review #288-B, Flood Damage Prevention Application #329-B, Land Filling & Regrading Application #308-B, John & Jeanne-Marie Scura, 27 Brush Island Road. Proposing to raze the existing residence and garage/studio and construct a replacement residence with associated patio and pool, served by an on-site septic system and municipal water service, and to perform related site development activities within regulated areas.

Land Filling & Regrading Application #357, Julie Pagnozzi, 87 Old King's Highway South. Request to allow the placement of fill, regrading, and an associated retaining wall constructed within fifteen feet of a property line to remain.

Request to amend/clarify Business Site Plan # 168-F Equity One, LLC / Trader Joe's, 430 Boston Post Road. Request to amend/clarify stipulation H regarding completion of improvements prior to occupancy.

Approval of Minutes

May 5, 2015	Public Hearing/General Meeting
May 12, 2015	Public Hearing/General Meeting
May 26, 2015	General Meeting

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.